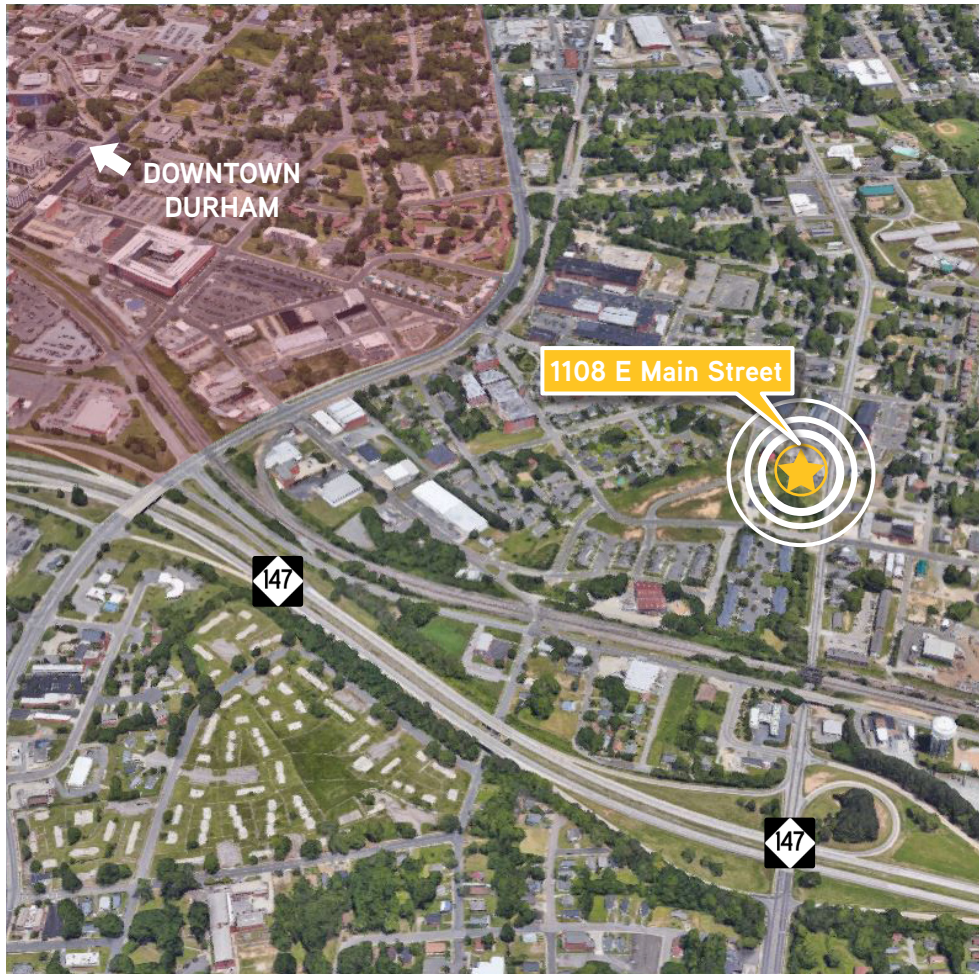


REDEVELOPMENT OPPORTUNITY

1108 E Main Street Durham, NC 27701



Unique opportunity for a gas station/convenience store redevelopment on the corner of Main Street and Alston Avenue in downtown Durham. The site is located in the high-traffic Alston Avenue corridor, just off of Hwy 147 (Durham Freeway), and is currently being expanded into a four-lane highway.

A new site plan has been approved by the city for an 1,800-square-foot store, with six fueling stations. All site plans, renderings, environmental studies and City of Durham staff reports are available upon request.

Existing Structure	1,407 SF
Acreage	±0.403
Approved Structure	1,800 SF with Setback Variances
Zoning	CG - Commercial General in the Compact Neighborhood Tier
Location	Along the new Alston Avenue Expansion off Hwy 147 / Durham Freeway
Asking Price	\$550,000

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REDEVELOPMENT OPPORTUNITY

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LOCATION OVERVIEW

3- MILE AREA DEMOGRAPHICS



Current Population (2017)
85,119



Projected Population (2022)
92,637



Average Household Income (2017)
\$53,057

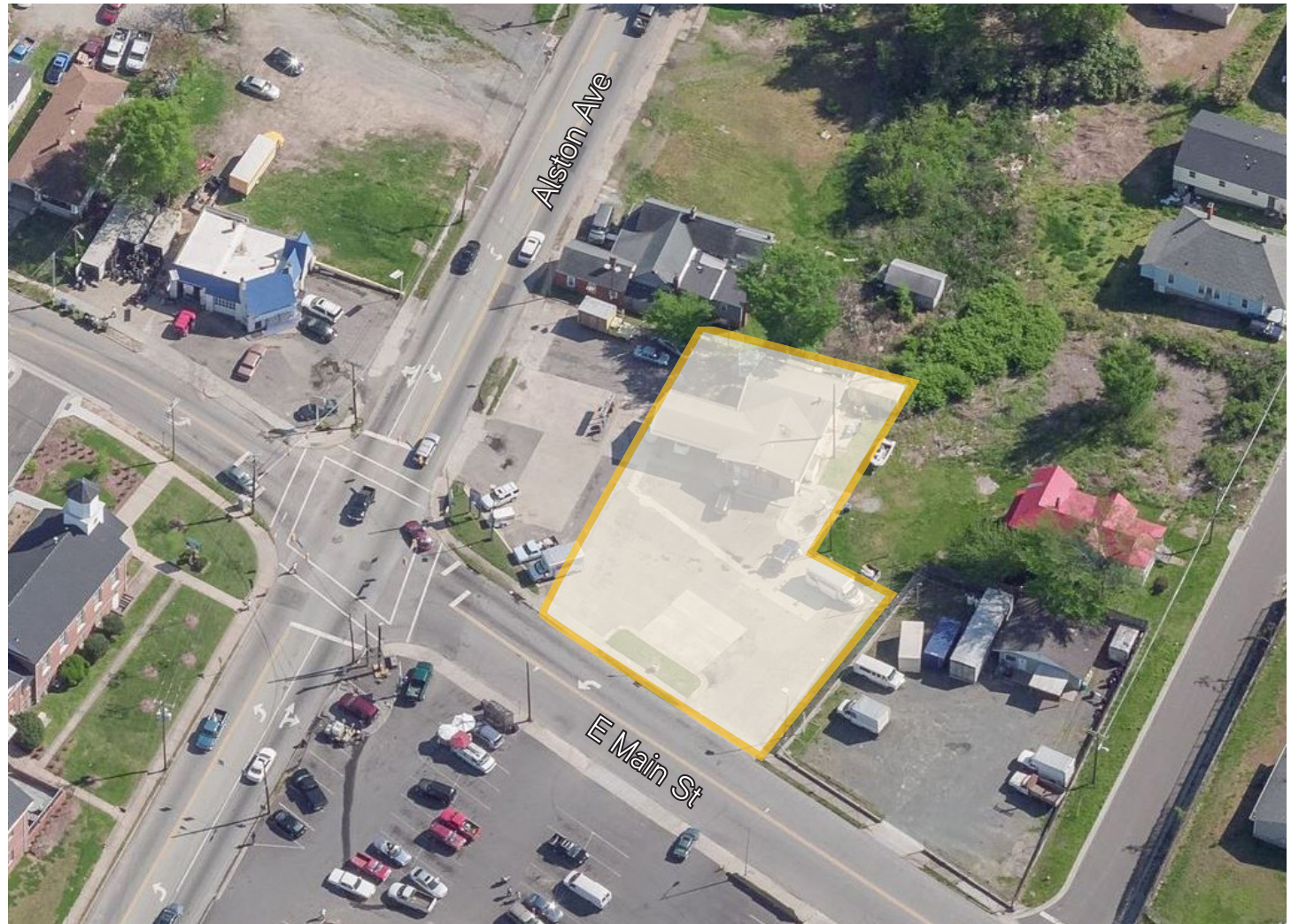


Projected Average Household Income (2022)
\$59,986



Education Attainment
Bachelor's Degree : 18.0%
Graduate/Professional : 16.4%

[Click here to view the Durham Development Map](#)



REDEVELOPMENT OPPORTUNITY

1108 E Main Street Durham, NC 27701

TRAFFIC COUNTS

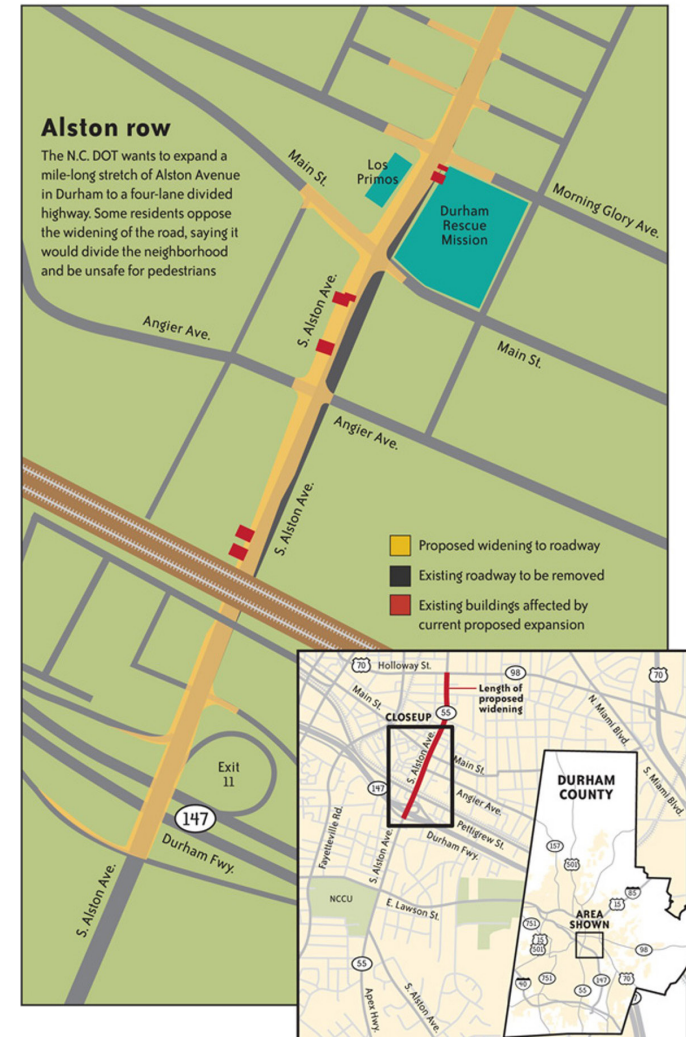
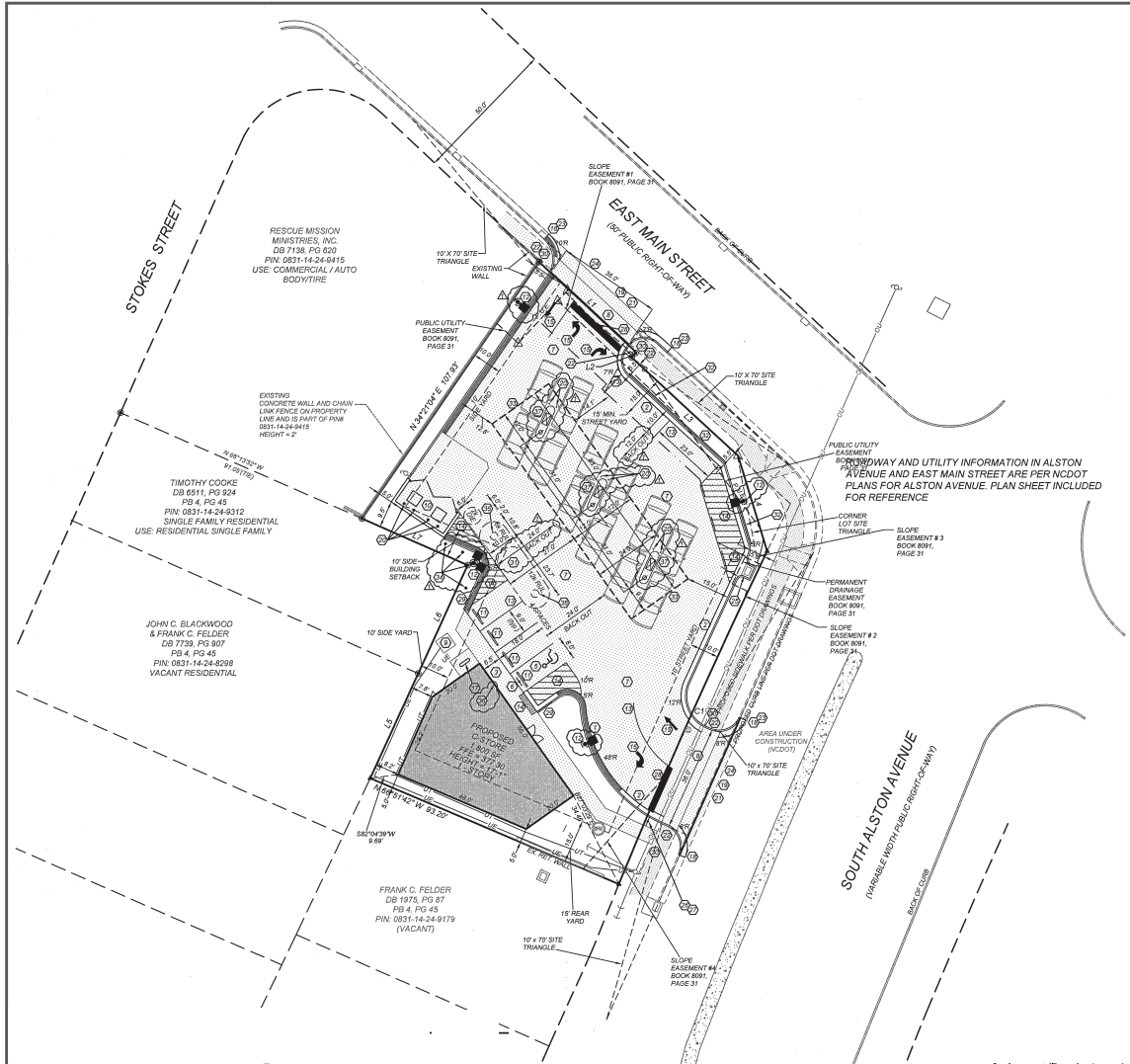


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NEW SITE PLAN



REDEVELOPMENT OPPORTUNITY

1108 E Main Street Durham, NC 27701



SITE RENDERINGS

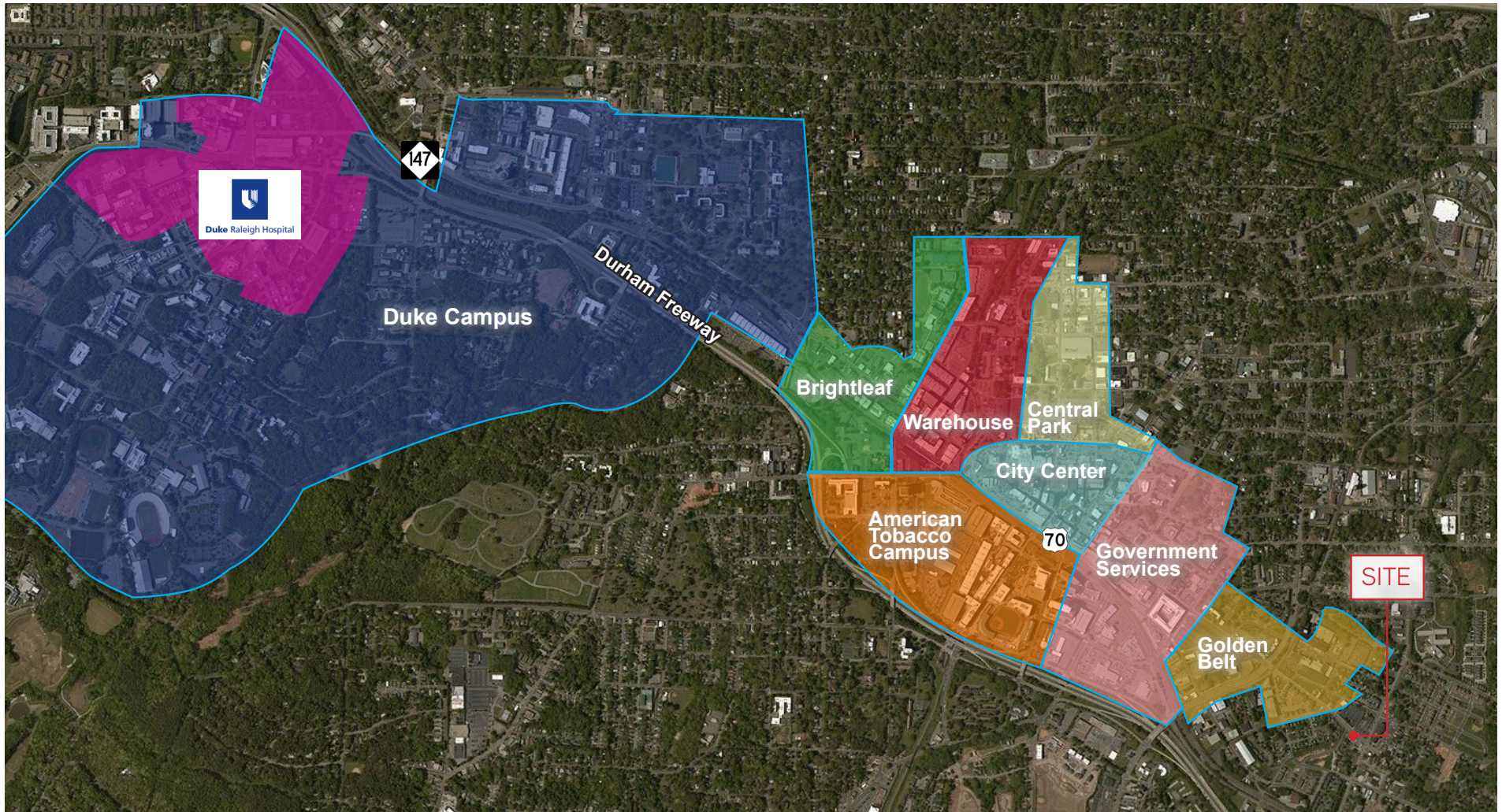


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PROXIMITY TO DOWNTOWN DURHAM





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